City of Lafayette Staff Report

For:	City Council
By:	Niroop K. Srivatsa
Date Written:	July 7, 2008
Meeting Date:	July 14, 2008
Subject:	**Response to the Lafayette Homeowners Council's letter regarding the Lafayette General Plan's Earthquake Hazard Map**

Purpose

To respond to the Lafayette Homeowners Council's (LHC) letter received June 25, 2008 and LHC Board member Hiden's comments at the June 9, 2008 Council meeting regarding the Lafayette General Plan's Earthquake Hazard Map.

Background

At the June 9th City Council meeting, LHC Board member Lynn Hiden informed the Council of a recent discovery made by the Lafayette Homeowners Council with regard to the General Plan. She stated that an earthquake hazard map dated 1998 presented as part of the 2002 draft General Plan by the General Plan Advisory Committee (GPAC) and the Planning Commission was replaced by an older map in the final and approved Lafayette General Plan. She said a 1976 earthquake hazard map was put in its place and she asked that the 1998 updated map be provided to the consultants for the Downtown Strategic Plan.

On June 25th, the City received a letter from the LHC President Joe Garrity explaining this matter in greater detail and reiterating Ms. Hiden's comments.

General Plan approval process

The City began the General Plan update process in 1992 with the formation of the General Plan Advisory Committee (GPAC). After several years of preparation and review, a draft General Plan prepared was published in November 1998 and circulated to the public, City commissions and committees, and public agencies providing services to the City. In 2000, the City Council held a series of meetings on the General Plan and referred the matter to the Planning Commission for consideration of the draft Environmental Impact Report (EIR). Public hearings on the draft Plan and draft EIR were held in the summer of 2001. The Planning Commission recommended certain revisions to the Plan and its accompanying Land Use map, and directed the City's consultant to proceed with the preparation of the final EIR. In the fall of 2001, in light of the changes made, staff recommended that a revised draft EIR consistent with the draft General Plan be prepared. In January 2002, the City Council held a public hearing on the draft Plan and then directed that the revised draft EIR be prepared. In July 2002, copies of the draft Plan and draft EIR were made available to the public, City Commissions, civic groups and other public agencies. On October 3rd, 2002, the Planning Commission unanimously recommended to

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the City Council (a) certification of the General Plan's Environmental Impact Report (EIR) and (b) approval and adoption of the Lafayette General Plan. On October 28, 2002, the EIR was certified and the General Plan was adopted.

Analysis

Ms Hiden is correct in her statement that the adopted General Plan contains an earthquake hazard map that is different from the map contained in the draft Plan that the GPAC submitted to the Planning Commission in 2000/01 and initially considered by the Planning Commission. After reviewing the City's records and discussing the matter with the General Plan EIR consultant Leonard Charles, staff concludes that the map was changed in 2001/02 prior to the preparation of the revised draft EIR. There is no documentation in the City's files explaining why this change occurred. One reason could be that the map in the 2000/01 draft does not identify a data source; whereas the map in the current General Plan cites the 1976 General Plan as well as the 1995 Haydon Landslide Hazard Identification Map #32 as sources.

It is important to note that the map in the approved General Plan was analyzed in the General Plan's revised draft EIR and both the revised draft EIR and Plan were subject to public hearings before the Planning Commission and the City Council in the fall of 2002 before the Plan was adopted.

Three other points should be made. First, the map in the General Plan is an illustration. It shows that the Lafayette planning area, like the entire Bay Area, has geologic conditions that should be considered as identified in the Plan's goals, policies and programs. Second, the City Council adopted in 2005 ABAG's multi-jurisdictional Local Hazard Mitigation Plan for the San Francisco Bay Area as Lafayette's own Plan. This Plan includes ABAG's extensive earthquake maps and information. Finally, significant new development is analyzed under CEQA. It is during this environmental review process that the specific geologic conditions affecting a site or area are identified and mitigation measures are developed as necessary. Environmental review does not depend on the maps in the General Plan for such analyses.

All that said, staff agrees with Mr. Garrity that the maps should be made current in the next General Plan update.

Recommendation

Receive and file.

Attachments

1. Letter from the Lafayette Homeowners Council w/attachments

LAFAYETTE HOMEOWNERS COUNCIL
649 Los Palos Drive
Lafayette, CA 94549

RECEIVED
JUN 25 2008
CITY OF LAFAYETTE
PLANNING DEPT.

June 18, 2008

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Crescent Moon

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At Large

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St. Mary's Estates

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Jack Coulter
At Large

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Valley View Estates

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Springhill Valley

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Silver Dell

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Jim Todhunter

Mr. Michael Anderson, Mayor
Lafayette City Council
3675 Mt. Diablo Boulevard, Suite 210
Lafayette, CA 94549

Honorable Mayor Anderson and Members of the City Council:

Re: Earthquake hazard maps and landslide hazard maps as pertain to Lafayette and to the Downtown Strategic/Specific Plan (w/attachments)

It has come to our attention that of the two most recent and complete Earthquake Hazard maps, both dated 1998 and nearly identical, neither is included in the *Lafayette General Plan* approved in 2002. Of these most recent and complete maps, one was included in the Planning Commission/General Plan Advisory Committee (GPAC) 1998 *Draft 2015 Lafayette General Plan* , and the other was included in the *Draft Lafayette General Plan 2002* when it was recommended by the Planning Commission/GPAC for approval to the Lafayette City Council. Neither one was included in the final *Lafayette General Plan* when it was approved in *2002*.

In the final *Lafayette General Plan* that was approved by the City Council in 2002, an earlier, out-of-date Earthquake Hazard Map from 1976 – and thirty years old- was, for some reason, used instead of the then more current 1998 map that had been sent to the City Council from the Planning Commission/GPAC.

Niroop Srivatsa has asked and we have provided her copies of these maps for her research. We respectfully request that the City's 1998 Planning Commission/GPAC Earthquake Hazard map—provided in the *Planning Commission/GPAC recommended Draft Lafayette General Plan 2002* and sent to the City Council for approval—be included in the *Approved Lafayette General Plan 2002* as requested by the Planning Commission and GPAC at the time.

We look forward to learning the result of Staff's research into the question of whether the *Environmental Impact Report* for the *Draft Lafayette General Plan 2002* was done before or after the inclusion of the 1976 Earthquake Hazard map, since it goes without saying that the City's *2002 Lafayette General Plan* needs to have its EIR based on the most recent earthquake hazard information available to it in 2002.

We would appreciate, also, that the 1998 Earthquake Hazard Map be provided to both WRT and the Downtown Strategic/Specific Plan Citizens Advisory Committee, since we believe

that the information derived from this map needs to be considered when they are formulating the Lafayette Specific/Strategic Plan.

In addition, we note that the *Expected Fault Displacements along the BART Concord-Bay Point Line, Alameda and Contra Costa Counties, California,* submitted to Bay Area Rapid Transit District, Oakland, CA, by William Lettis & Associates, Inc., Walnut Creek, CA, February 2006, a 75 page study of the Contra Costa Sheer Zones (CCSZ) with a 7 page bibliography, shows four "potentially active" faults crossing the BART line and highway 24 between Lafayette and Walnut Creek. Three of those – the West Lafayette Fault, the Lafayette Fault, and the Reliez Valley Fault, appear to us to be shown between eastern to central eastern Lafayette. These are accompanied by quite a few prominent fault-related lineaments, known or probable.

We ask that these BART maps and information, also, be included in the review and planning being done by WRT and the Downtown Specific/Strategic Plan (DSP) Citizens Advisory Committee. These should be helpful in conjunction with the use of the recently completed soils and seismic stability Blue and Green maps released to the public nearly two years ago by the US Geological Survey. You will recall that we requested that these be used in the preparation of our Downtown Specific/Strategic Plan at the time the City Council approved the Work Plan for the DSP. When we discussed the WRT's use of these important USGS maps with Jim Stickley of WRT at the time of our spring 2008 Lafayette Homeowners Council Board Stakeholders' meeting, however, Mr. Stickley said that he was not aware of the existence of such maps. In the interest of public safety we again urge that these soils and seismic stability maps be used in the formulation of the DSP. We continue to advocate City purchase of these USGS Blue and Green soils and seismic stability maps and urge that the firm WRT and the DSP Citizens Advisory Committee make use of these previously requested maps in their Downtown Specific/Strategic Plan development.

Please note—the *Approved 2002 Lafayette General Plan* Landslide Hazard Map VI 2 is not as useful as it might be because the reader is unable to distinguish city streets in relation to the slide hazard areas. The Planning Commission/GPAC 1998 *Draft 2015 Lafayette General Plan* version of the *Draft Lafayette General Plan 2002* Landslide Hazard Map VI 3 is a more legible map, as it did show these streets, making it easier for the reader to orient oneself. We would appreciate the more detailed Landslide Hazard map (labeled VI 3 in this version) as shown in the *Draft 2015 Lafayette General Plan* being given to the Downtown Specific/Strategtic Plan Citizens Advisory Committee and to WRT for better understanding of the constraints and challenges that present themselves to Lafayette planners and builders, and that this map [or a more recent, but streets included, map] be included in the next update of the *Lafayette General Plan.*

Thank you for your thoughtful attention to these matters.

Very truly yours,

Joe Garrity, President
Lafayette Homeowners Council

Attachments:
Lafayette General Plan, adopted October 28, 2002: Cover and Cover page
Lafayette General Plan, " " " : Map VI –3, Earthquake Hazard
Lafayette General Plan " " " : Map VI – 2, Landslide Hazard

Draft Lafayette General Plan Update January 2002 Recommended by Planning Commission and General Plan Advisory Committee: Cover and Cover pages 2
Draft Lafayette General Plan " " " : Map VI – 3, Earthquake Hazard
Draft Lafayette General Plan " " " : Map VI – 2, Landslide Hazard
Draft 2015 Lafayette General Plan: Cover, and cover page dated 1998
Draft 2015 Lafayette General Plan: Map VI – 1, Earthquake Hazard
Draft 2015 Lafayette General Plan: Map VI – 3, Landslide Hazard
Expected Fault Displacements Along the BART Concord-Bay Point Line, Alameda and Contra Costa Counties, California, William Lettis & Associates, Inc., February 2006: Cover
Expected Fault Displacements Along the BART Concord-Bay Point Line, Alameda and Contra Costa Counties, California, William Lettis & Associates, Inc., February 2006: Figure 1, Regional map of The BART system and primary faults in the Bay Area
Expected Fault Displacements Along the BART Concord-Bay Point Line, Alameda and Contra Costa Counties, California, William Lettis & Associates, Inc., February 2006: Figure 2, Regional and Tectonic Map of the Northern East Bay Hills, showing BART C-line, traces of major faults.
Expected Fault Displacements along the BART Concord-Bay Point Line, Alameda and Contra Costa Counties, California, William Lettis & Associates, Inc., February 2006: Figure 12, Map of faults and Lineaments within The Contra Costa Sheer Zone near the BART C-Line in Lafayette and Walnut Creek (after Unruh & Kelson, 2002)

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WILLIAM LETTIS & ASSOCIATES, INC.

Expected Fault Displacements along the BART Concord-Bay Point Line, Alameda and Contra Costa Counties, California

Submitted to:
Bay Area Rapid Transit District
300 Lakeside Drive, 17th Floor
Oakland, CA 94604

Submitted by:
William Lettis & Associates, Inc.
1777 Botelho Drive, Suite 262
Walnut Creek, CA 94596

February 2006

WLA

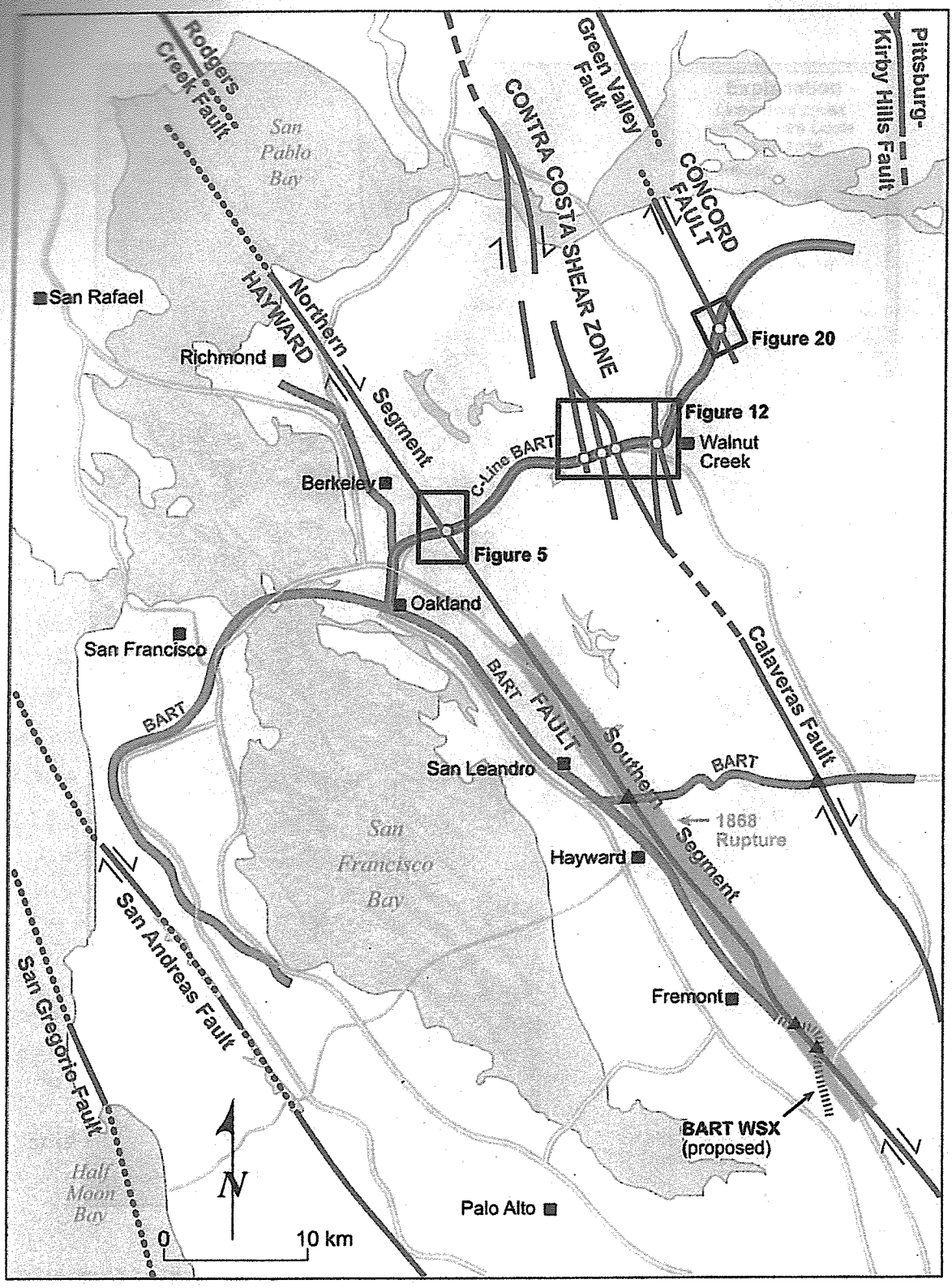

Figure 1. Regional map of the BART system and primary faults in the Bay Area, showing fault crossings addressed in this report (red circles) and other fault crossings (black triangles). Approximate area of surface rupture from the 1868 Hayward earthquake is shaded in olive green.

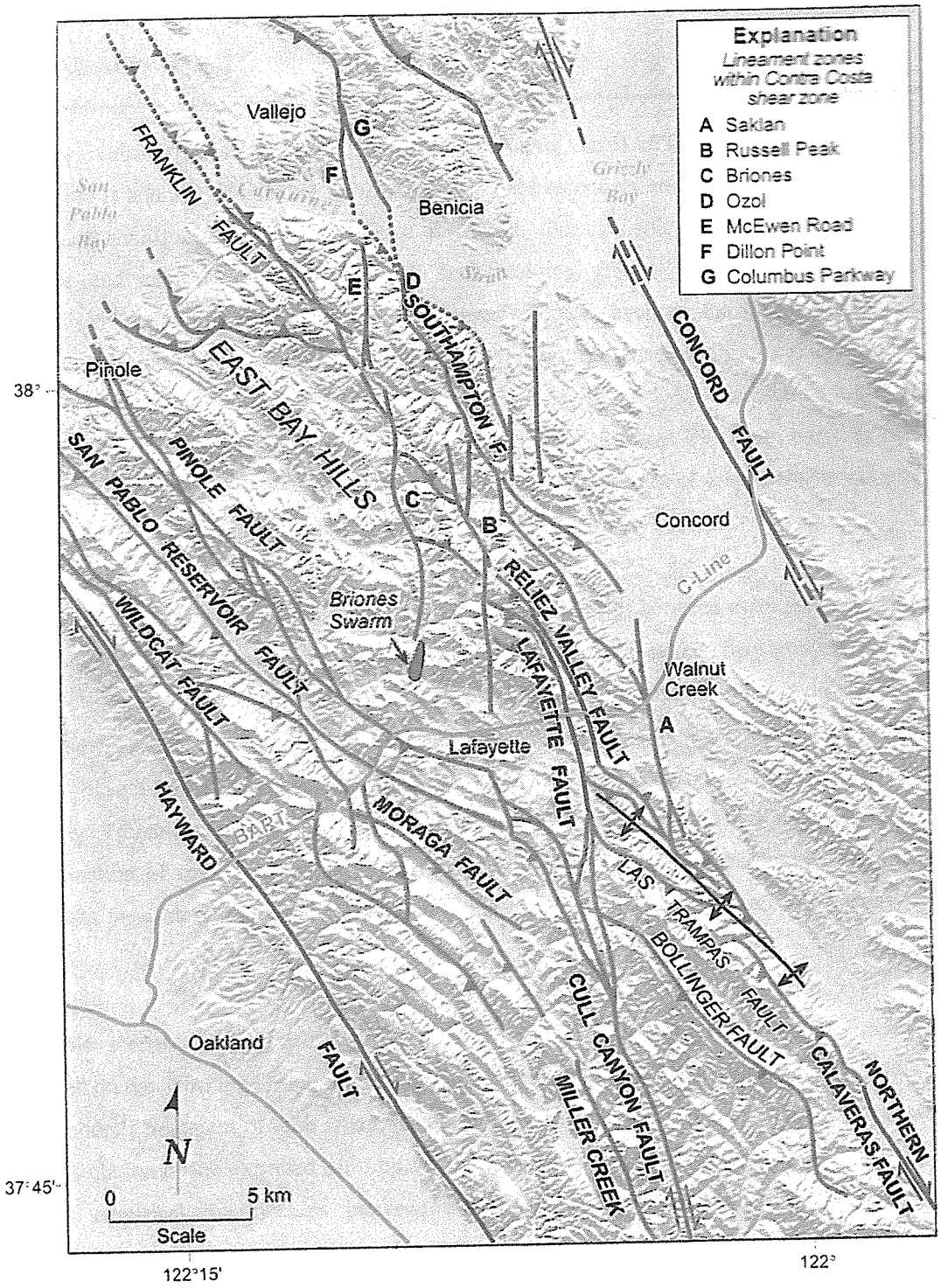

Figure 2. Regional tectonic map of the northern East Bay Hills, showing BART C-line. traces of major faults and inferred fault sections. Gray lines show mapped faults with reverse or oblique movement, red lines show previously mapped strike-slip faults, and purple lines show inferred dextral faults along lineament zones (after Unruh and Kelson, 2002).

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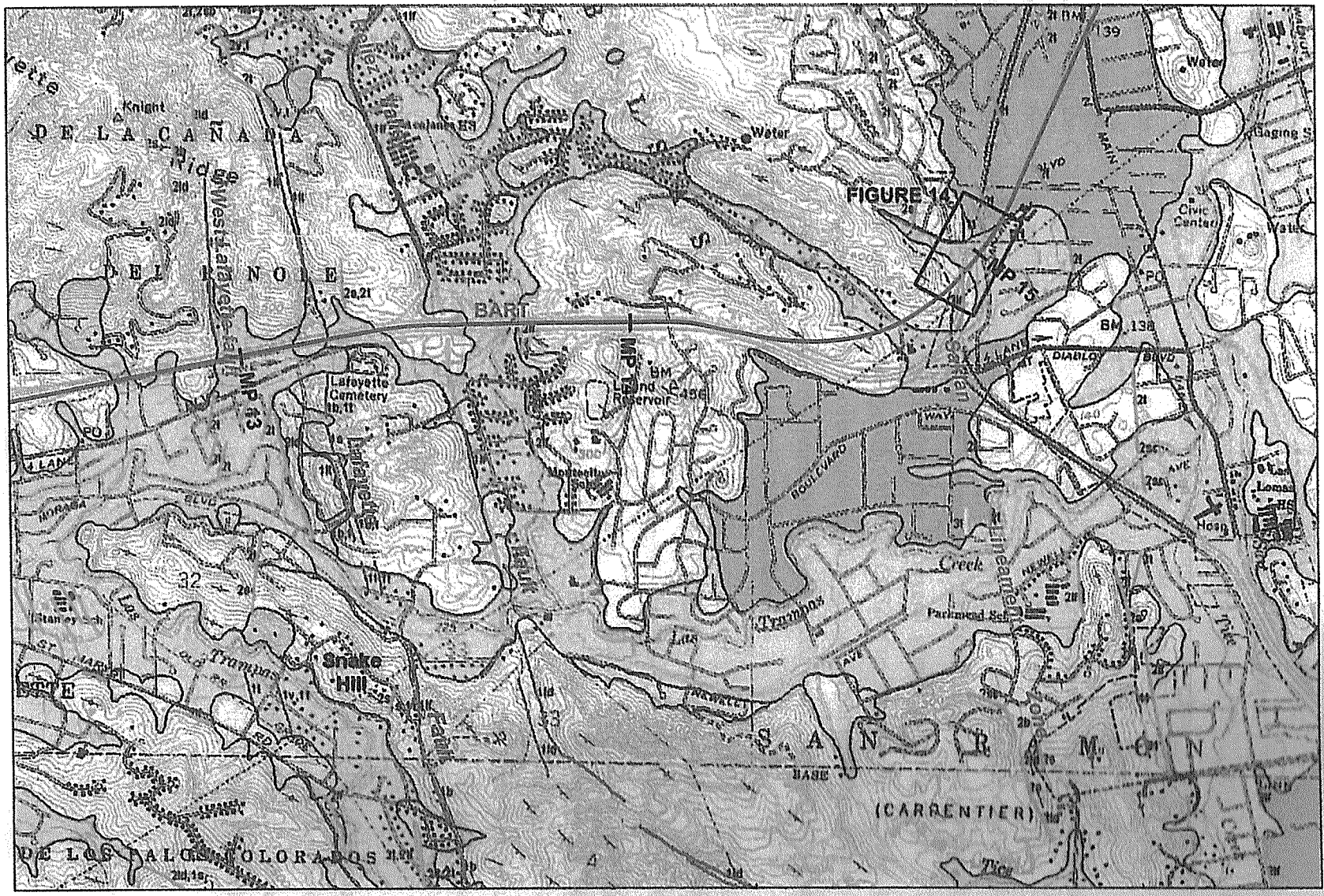

Figure 12. Map of faults and lineaments within the Contra Costa shear zone near the BART C- line in Lafayette and Walnut Creek (after Unruh & Kelson, 2002). Red lines are known faults or prominent fault-related lineaments; orange lines are probable fault-related lineaments; purple symbols show general bedding strike. Colored map units show surficial deposits: brown = late Pleistocene alluvium; green = Holocene alluvium; yellow = Holocene alluvial fan deposits; pink = Holocene landslide deposits.

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LAFAYETTE GENERAL PLAN

LAFAYETTE
SETTLED 1848 — INCORPORATED 1968

LAFAYETTE GENERAL PLAN

Adopted by Resolution 2002-56 on October 28, 2002

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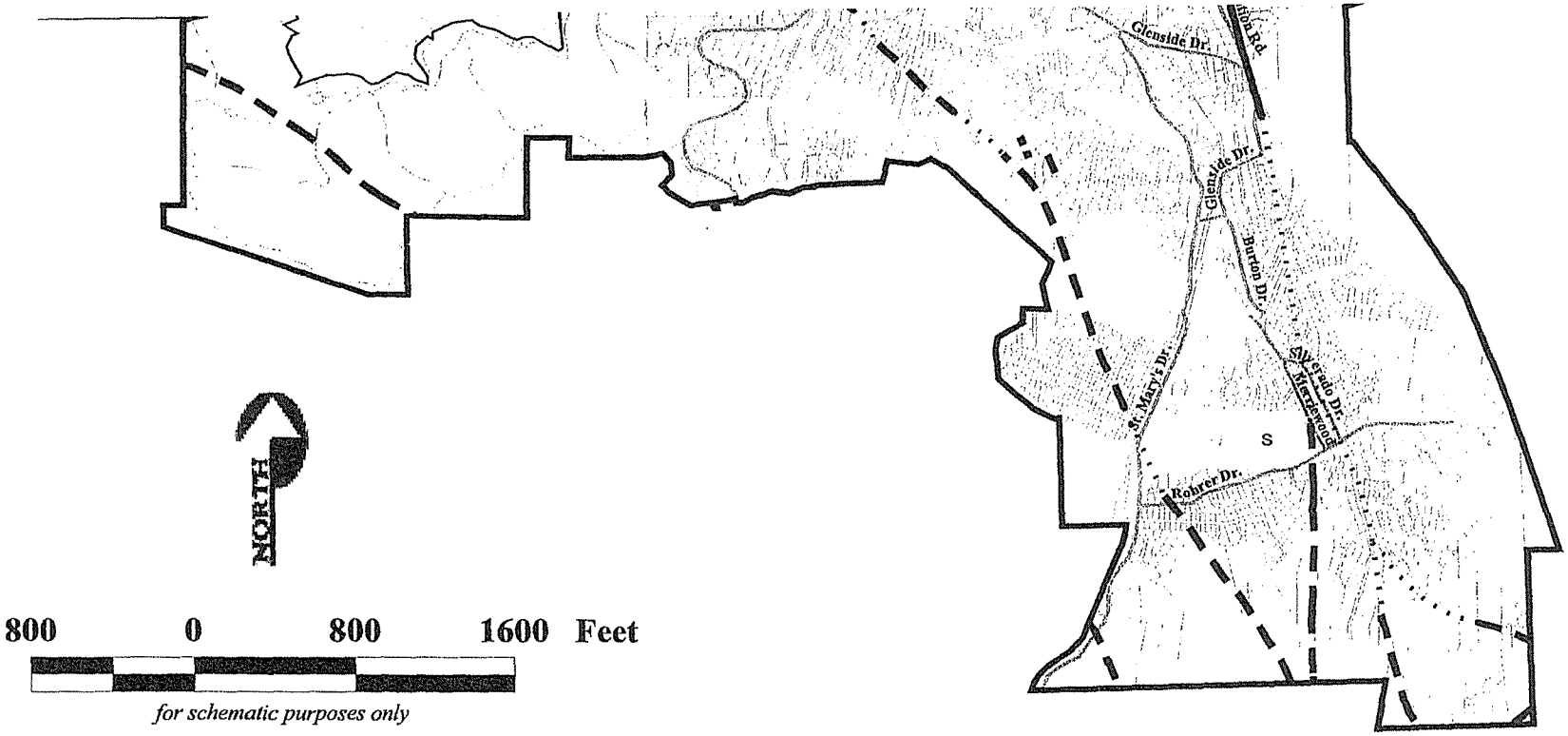

for schematic purposes only

Legend

Fault Locations:

- Fault, certain
- Fault, approximately located
- Fault, concealed

Sources: Lafayette General Plan Geologic and Seismic Safety Element (1976)
Landslide Hazard Identification Map No. 32 (Haydon, 1995)

Map VI-3

Earthquake Hazard

City of Lafayette General Plan

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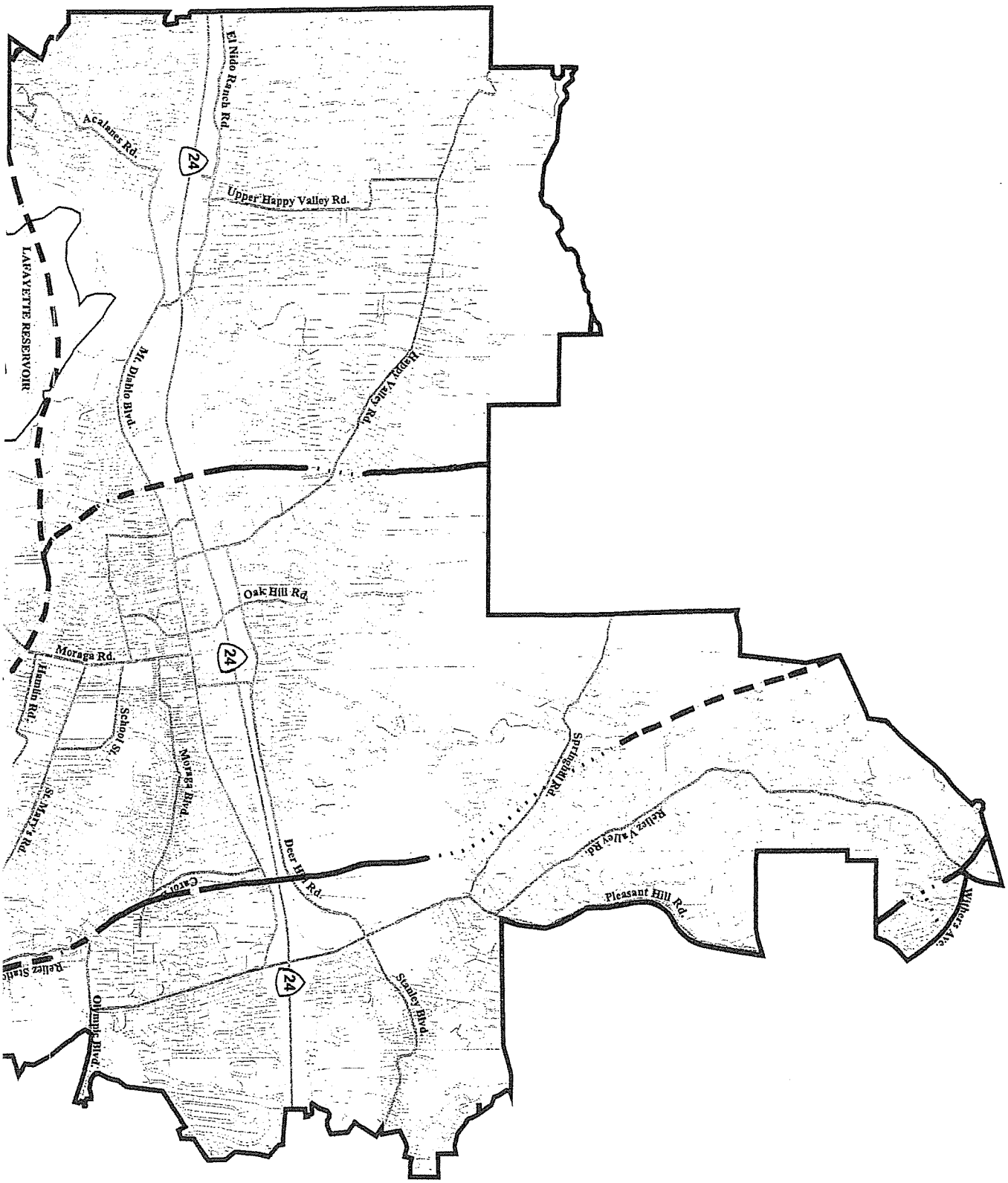
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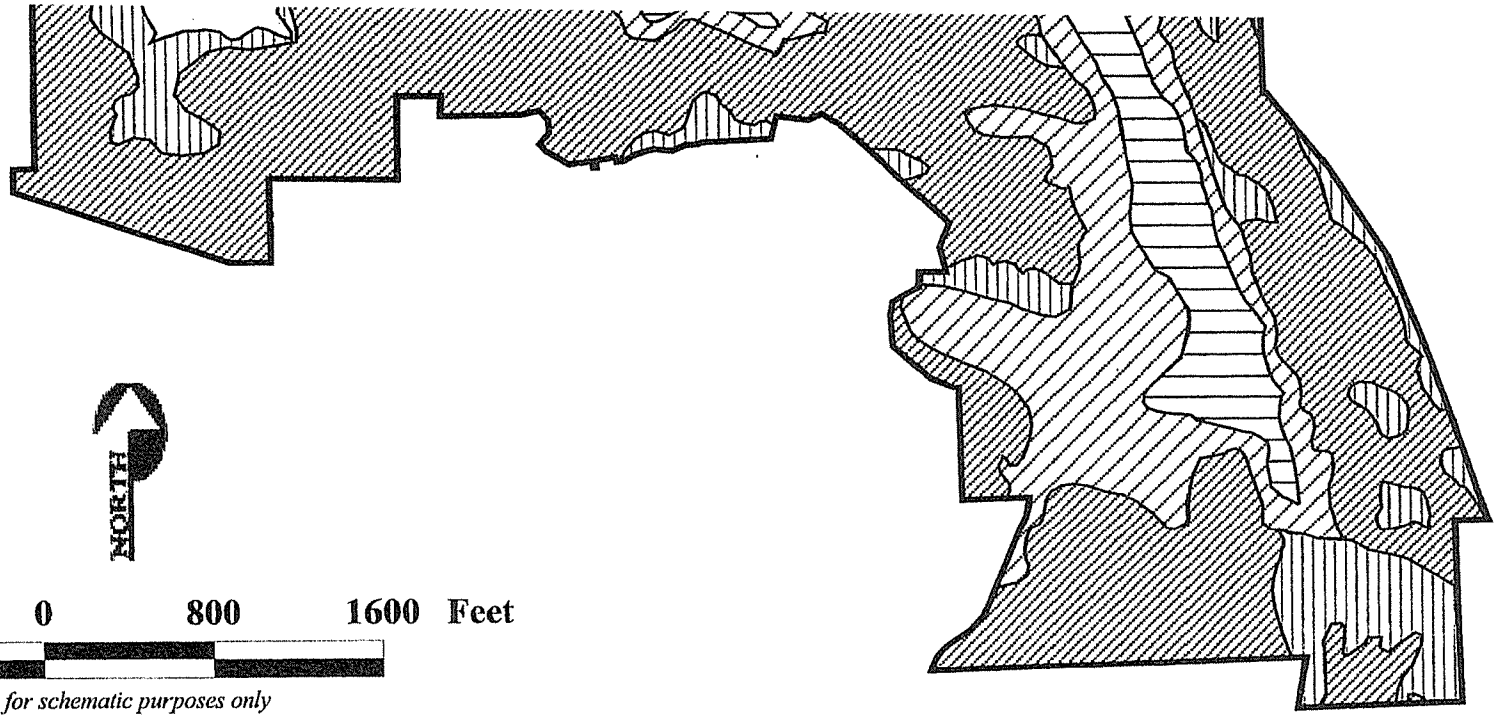
Acalanes Rd.
24
Upper Happy Valley Rd.
LAFAYETTE RESERVOIR
Mt. Diablo Blvd.
Happy Valley Rd.
Oak Hill Rd.
Moraga Rd.
24
Hamlin Rd.
School St.
Moraga Blvd.
St. Mary's Rd.
Deer Hill Rd.
Reliez Valley Rd.
Pleasant Hill Rd.
Walters Ave.
Olympic Blvd.
24
Stanley Blvd.

2 of 11



Legend

- Flat-lying areas not in the path of slides
- Gently sloping areas least likely to develop slides
- Areas of few or no slides and ground occasionally susceptible to sliding
- Areas of known slides and ground highly susceptible to sliding
- City Limits
- Reservoir

Source: Lafayette General Plan, Geologic and Seismic Safety Element (1976)

Map VI-2

Landslide Hazard

City of Lafayette General Plan

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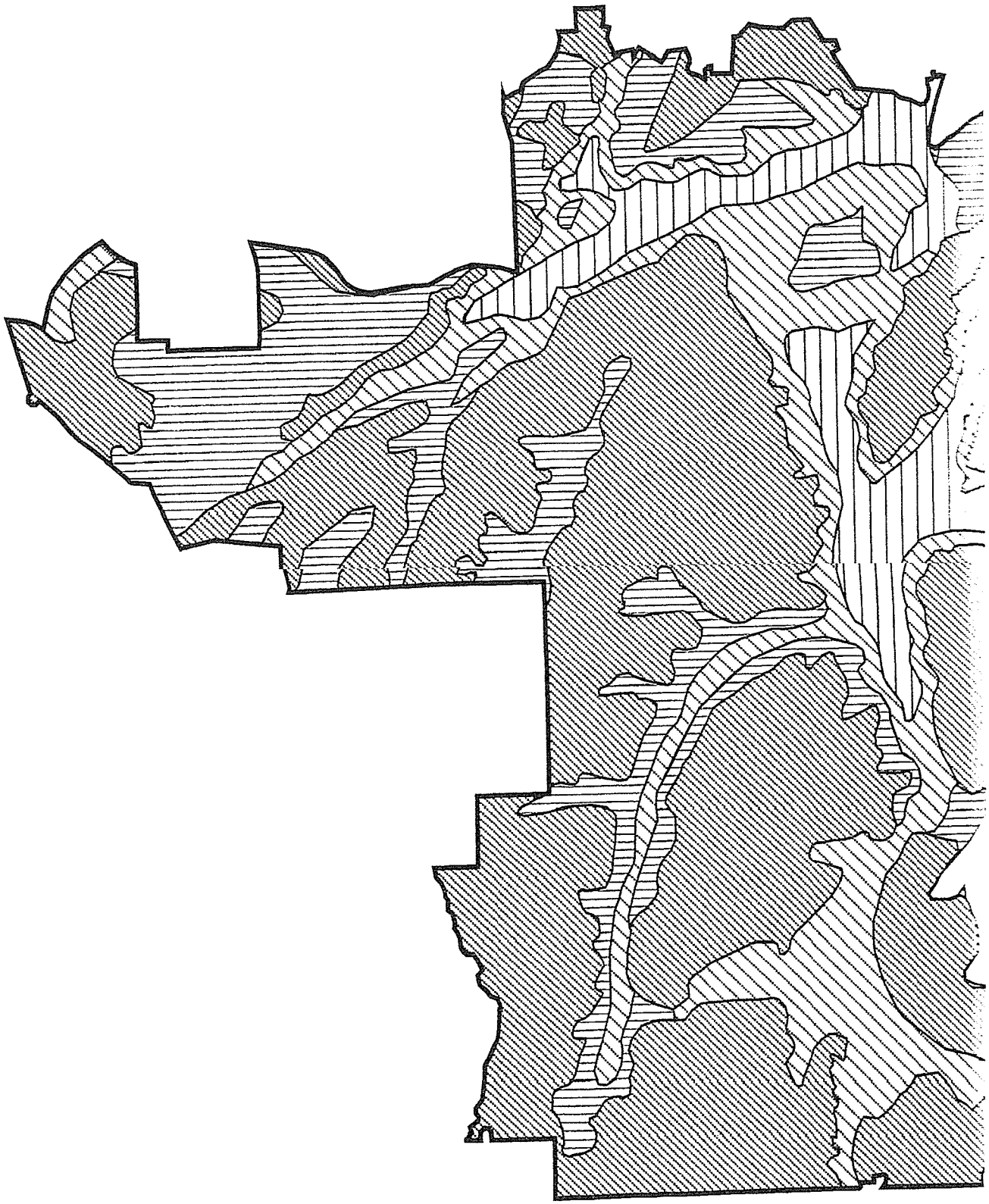

LAFAYETTE GENERAL PLAN

DRAFT UPDATE
JANUARY 2002

FOR CITY COUNCIL CONSIDERATION

RECOMMENDED BY:

PLANNING COMMISSION
GENERAL PLAN ADVISORY COMMITTEE

LAFAYETTE GENERAL PLAN

DRAFT UPDATE
JANUARY 2002

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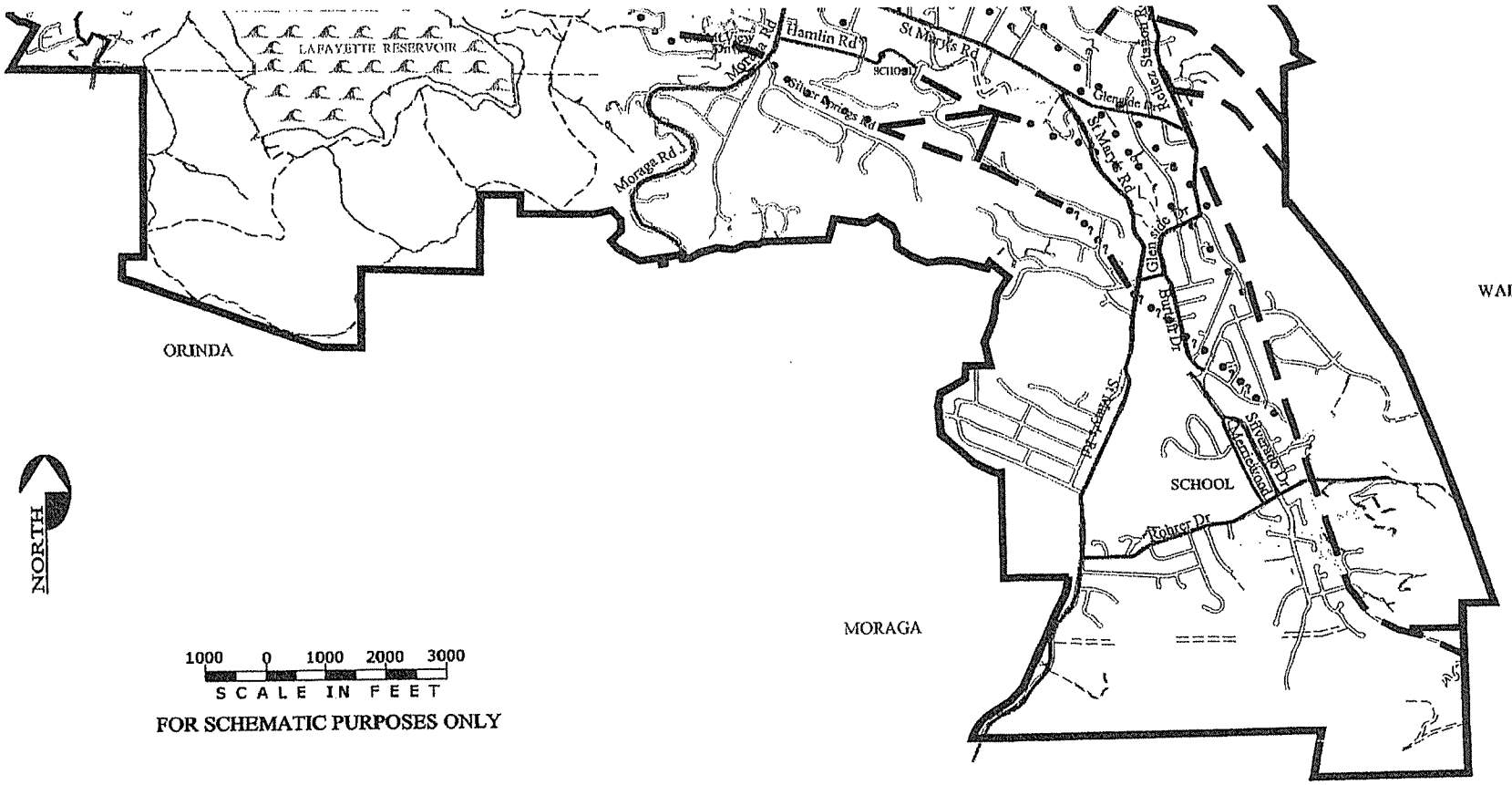
LAFAYETTE GENERAL PLAN

DRAFT UPDATE
JANUARY 2002

FOR CITY COUNCIL CONSIDERATION

RECOMMENDED BY:

PLANNING COMMISSION
GENERAL PLAN ADVISORY COMMITTEE



Berkana Publications, Eugene, OR June 2001

Source: City of Lafayette 1998

LEGEND

Fault Locations

- Approximately located
- Concealed
- Approximately located, existence uncertain
- Concealed, existence uncertain

CITY BOUNDARY

DRAFT

Map VI-3

EARTHQUAKE HAZARD

City of Lafayette General Plan

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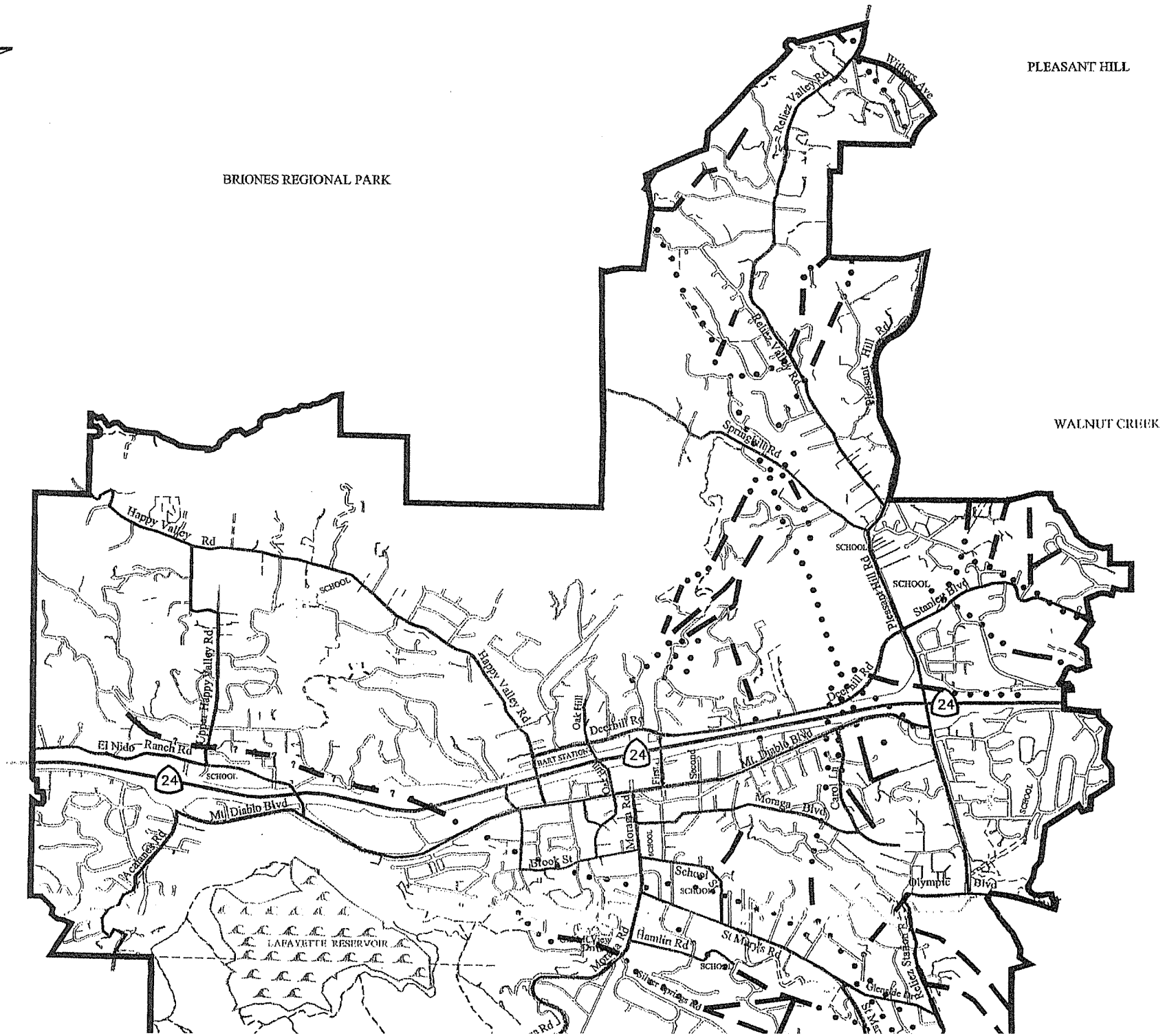
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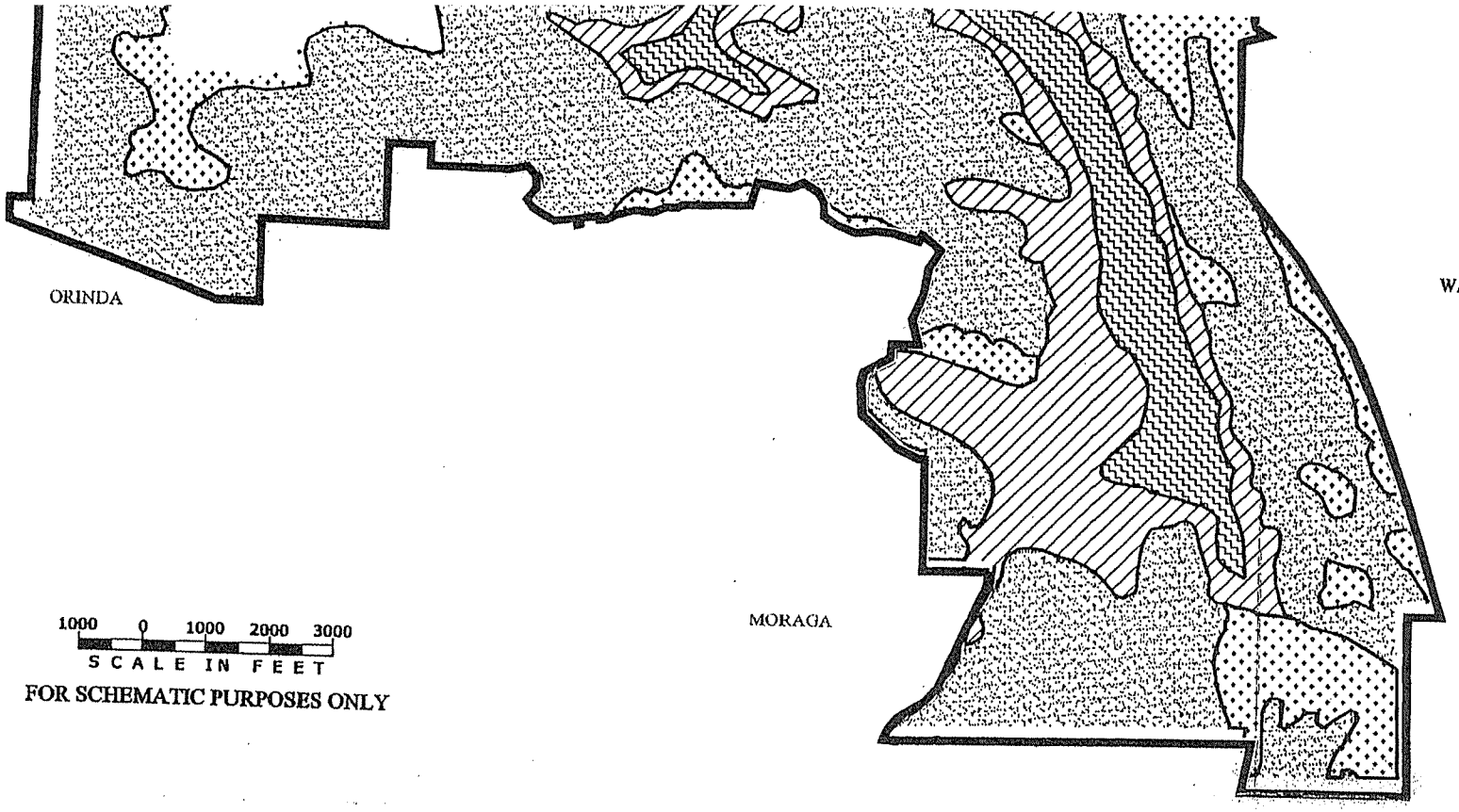
BRIONES REGIONAL PARK
WALNUT CREEK
Willow Ave
Reliez Valley Rd
Pleasant Hill Rd
Springhill Rd
Happy Valley Rd
Upper Happy Valley Rd
SCHOOL
Oak Hill
Deerhill Rd
Stanley Blvd
El Nido Ranch Rd
24
BART STATION
Mt. Diablo Blvd
First
Second
Carol Ln
Moraga Blvd
Acalanes Rd
Brook St
Monaga Rd
School St
Olympic Blvd
LAFAYETTE RESERVOIR
Hamlin Rd
St Mary's Rd
Silver Springs Rd
Glenside Dr



Berkana Publications, Eugene, OR June 2001

Source: Geologic and Seismic Safety Element; City of Lafayette General Plan 1976

LEGEND

- Flat-lying areas not in the path of slides
- Gently sloping areas least likely to develop slides
- Areas of few or no slides and ground occasionally susceptible to sliding
- Areas of known slides and ground highly susceptible to sliding

CITY BOUNDARY

DRAFT

Map VI-2

LANDSLIDE HAZARD

City of Lafayette ▲ General Plan

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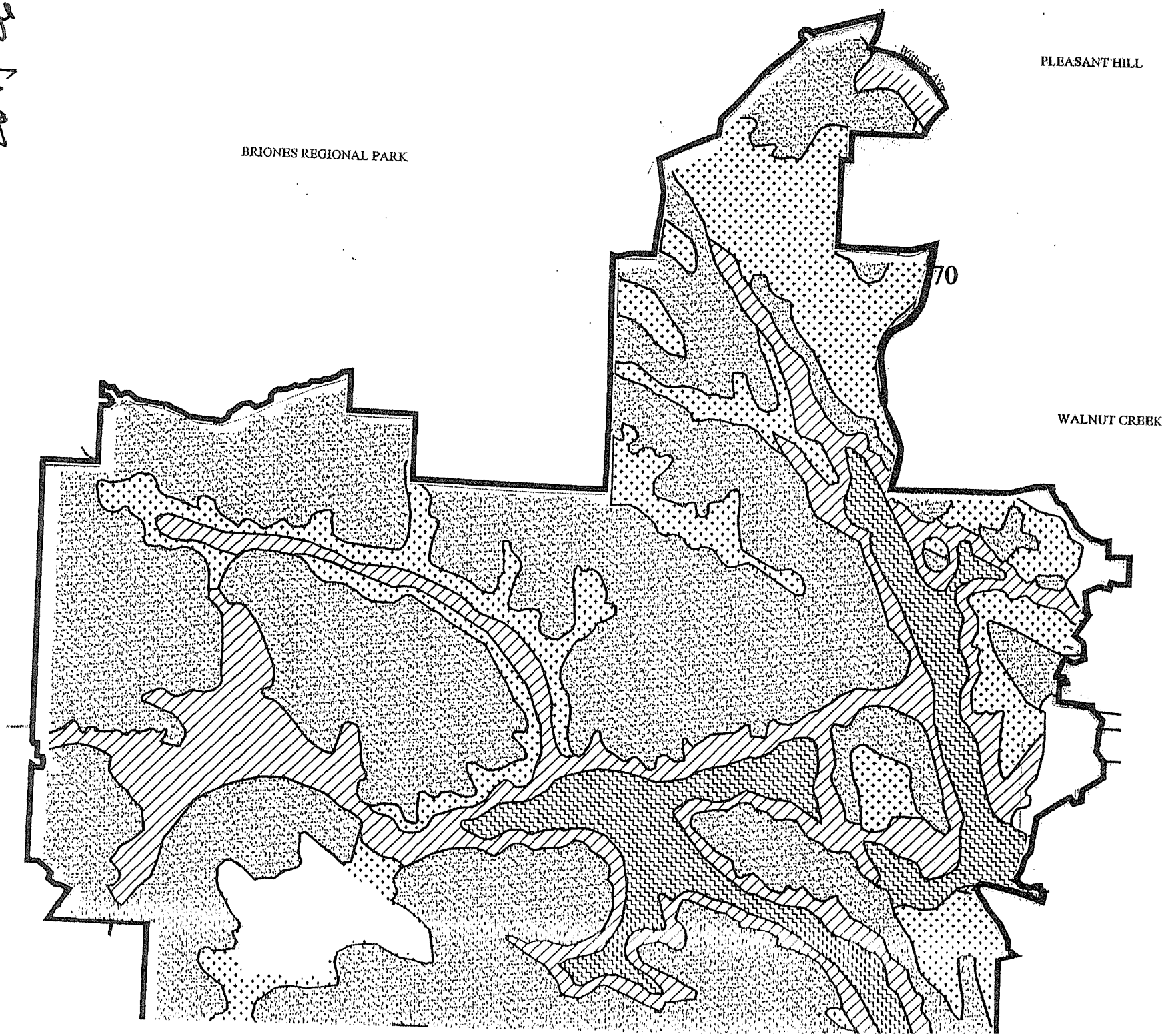
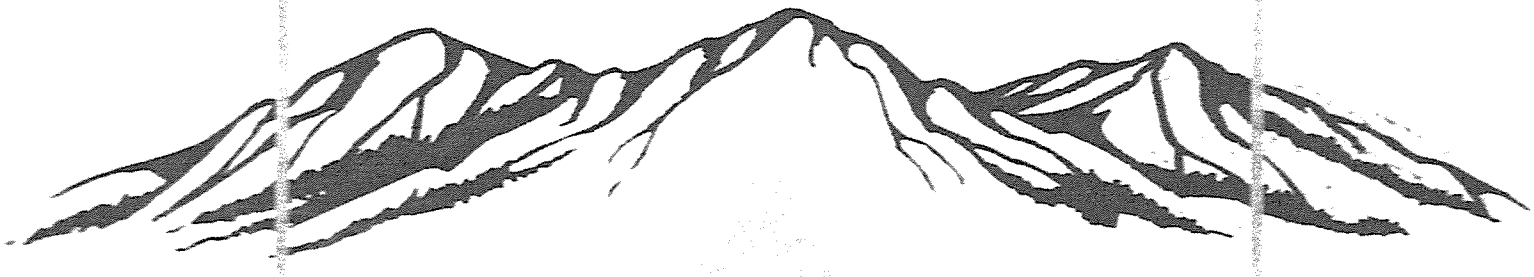
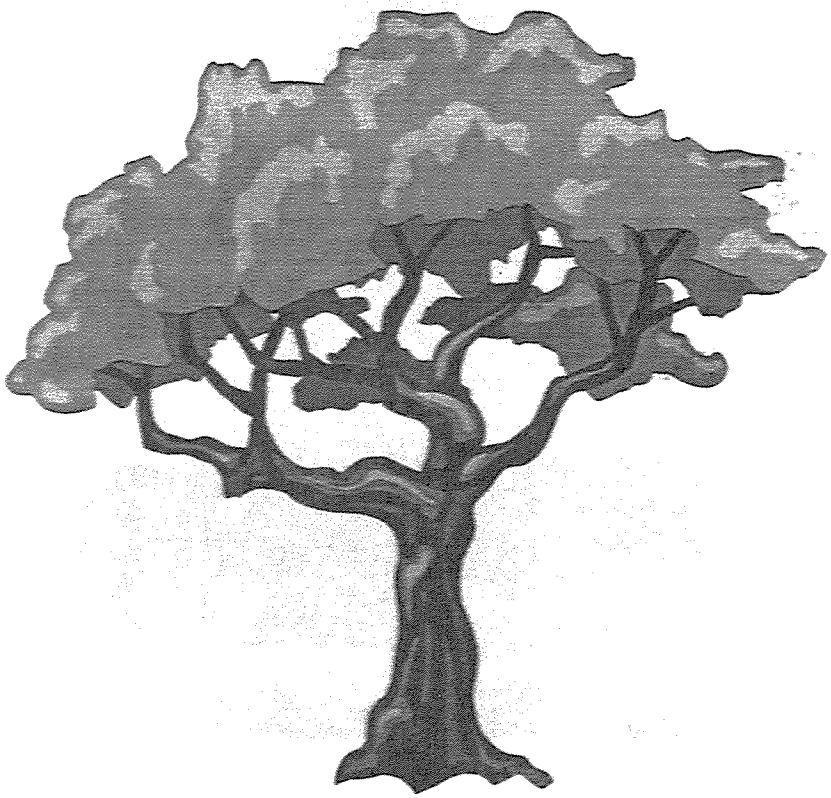

PLEASANT HILL
Withers Ave
BRIONES REGIONAL PARK
70
WALNUT CREEK

Lafayette





General Plan - 2015

- draft -

The City of Lafayette wishes to thank everyone who has contributed countless hours into the planning, preparation, and public review of the Draft 2015 General Plan.

City Council
Planning Commission
General Plan Advisory Committee
All City Commissions, Committees, & Task Forces

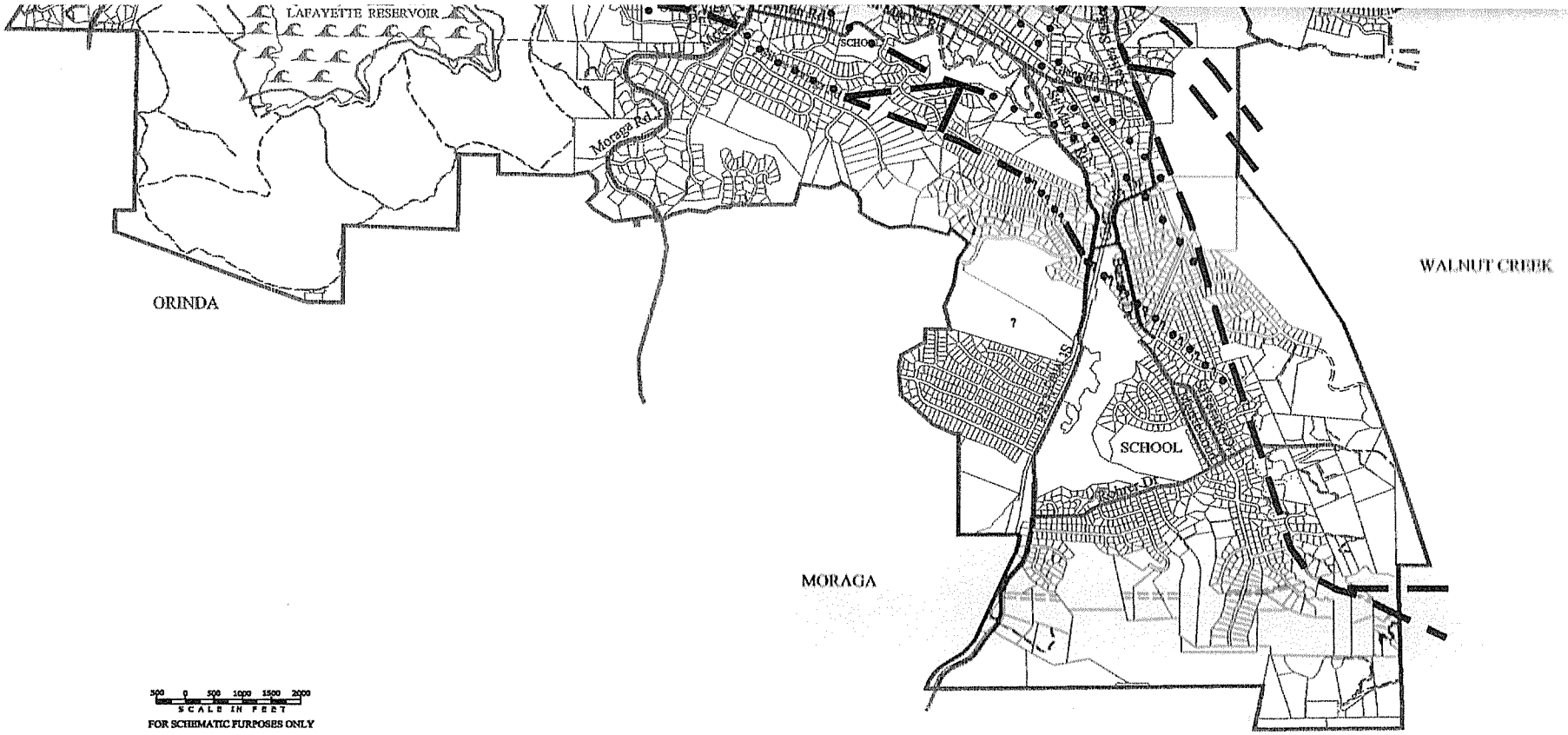
City Staff

Steven B. Falk, City Manager
Niroop K. Srivatsa, Community Development Director
Ashley L. Nguyen, Transportation Planner

Consultants

PAS & Associates
Robert L. Harrison Transportation Planning
Leonard Charles & Associates
Berkana Publications

November 1998



Berkana Publications, Eugene, OR December 1998

LEGEND

Source: City of Lafayette 1998

Fault Locations

- Approximately located
- Concealed
- Approximately located, existence uncertain
- Concealed, existence uncertain

NORTH

CITY BOUNDARY

SPHERE OF INFLUENCE BOUNDARY

Map VI-1

EARTHQUAKE HAZARD

City of Lafayette General Plan 2015

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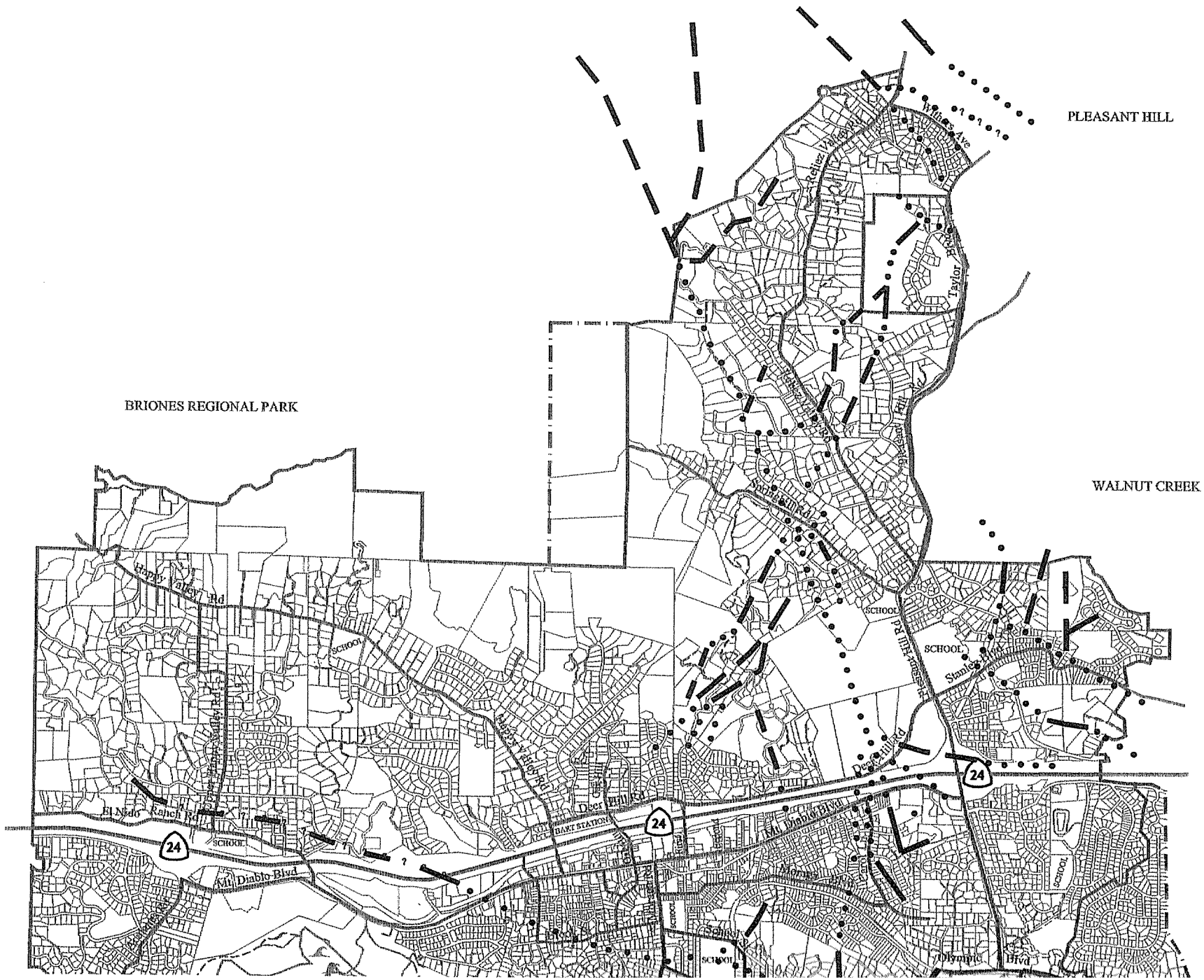
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SCHOOL
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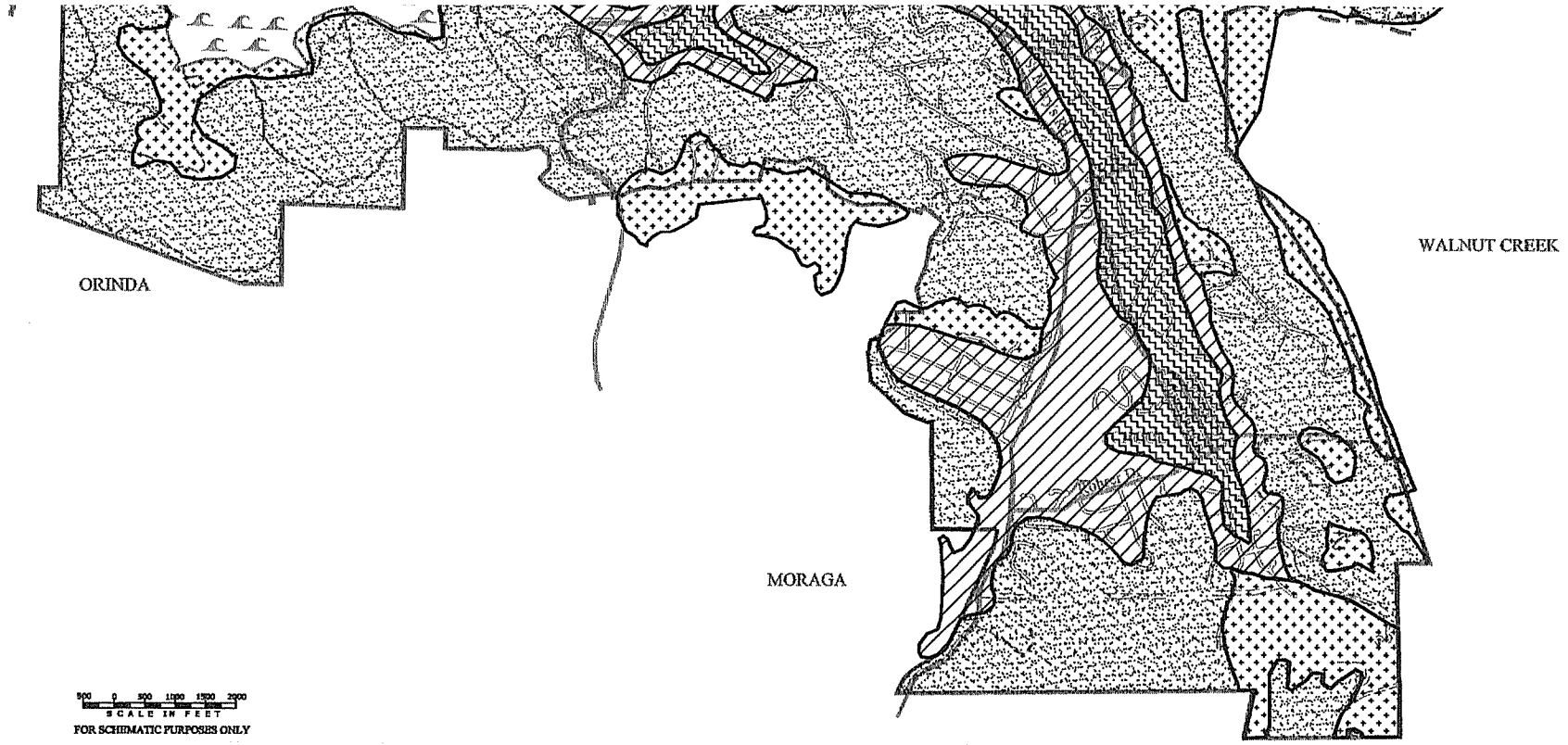

Berkana Publications, Eugene, OR December 1998

LEGEND

Source: Geologic and Seismic Safety Element
City of Lafayette General Plan 1976

- Flat-lying areas not in the path of slides
- Gently sloping areas least likely to develop slides
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- Areas of known slides and ground highly susceptible to sliding

NORTH

CITY BOUNDARY

SPHERE OF INFLUENCE BOUNDARY

Map VI-3

LANDSLIDE HAZARDS

City of Lafayette ▲ General Plan 2015

PLEASANT HILL
Withers Ave
BRIONES REGIONAL PARK
WALNUT CREEK

24 of 26